

FOR LEASE

20,130 SF WAREHOUSE - 3.95 ACRES IOS

4710 E. BROADWAY AVENUE | TAMPA, FL 33605

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

PROPERTY OVERVIEW

PREMISES TOTAL: 20,130 SF | 3.95 Acres

WAREHOUSE: ±17,178 SF

OFFICE: ±2,952 SF

CLEAR HEIGHT: 15'

COLUMNS: 29' x 22'

POWER: 3-Phase, 600 Amps

LOADING: 3 Grade-Level Doors (14'x20', 10'x12', 8'x8')

FENCING: Fully Fenced and Secured Site

ZONING: Commercial Intensive (CI)

HIGHLIGHTS: • 2 Points of Ingress/Egress
• Hartline Bus Stop

CAPITAL IMPROVEMENTS COMPLETED

- NEWLY RENOVATED OFFICE
- NEW OFFICE HVAC
- NEW TPO ROOF
- NEW EXTERIOR LIGHTING
- NEW LED INTERIOR LIGHTING
- WHITE BOXED WAREHOUSE
- EXTERIOR PAINTED
- NEW PERIMETER FENCE
- NEW MILLINGS & CRUSHED ASPHALT YARD



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Triten
REAL ESTATE PARTNERS

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3 LEASING
OPTIONS
AVAILABLE

OPTION 1

PREMISES TOTAL: 20,130 SF
ACRES: 3.95
WAREHOUSE: ±17,178 SF
OFFICE: ±2,952 SF



OPTION 2

PREMISES TOTAL: 20,130 SF
ACRES: 2.70
WAREHOUSE: ±17,178 SF
OFFICE: ±2,952 SF

OPTION 3

PREMISES TOTAL: 20,130 SF
ACRES: 1.25
WAREHOUSE: ±17,178 SF
OFFICE: ±2,952 SF



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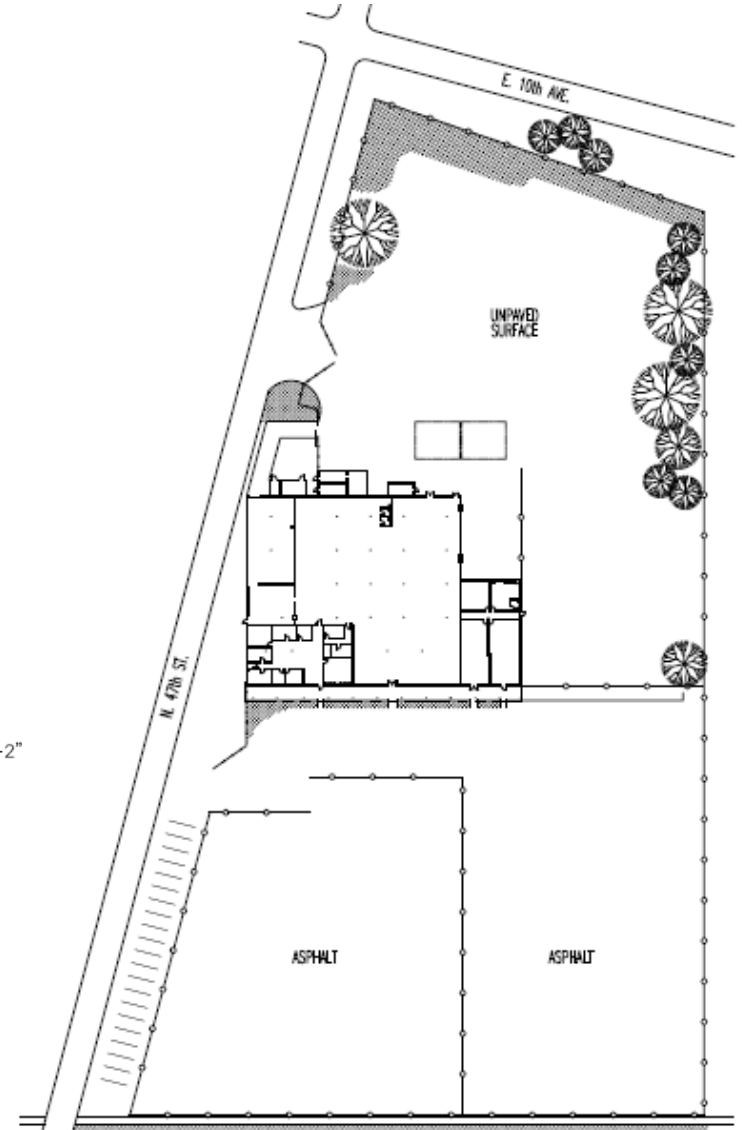
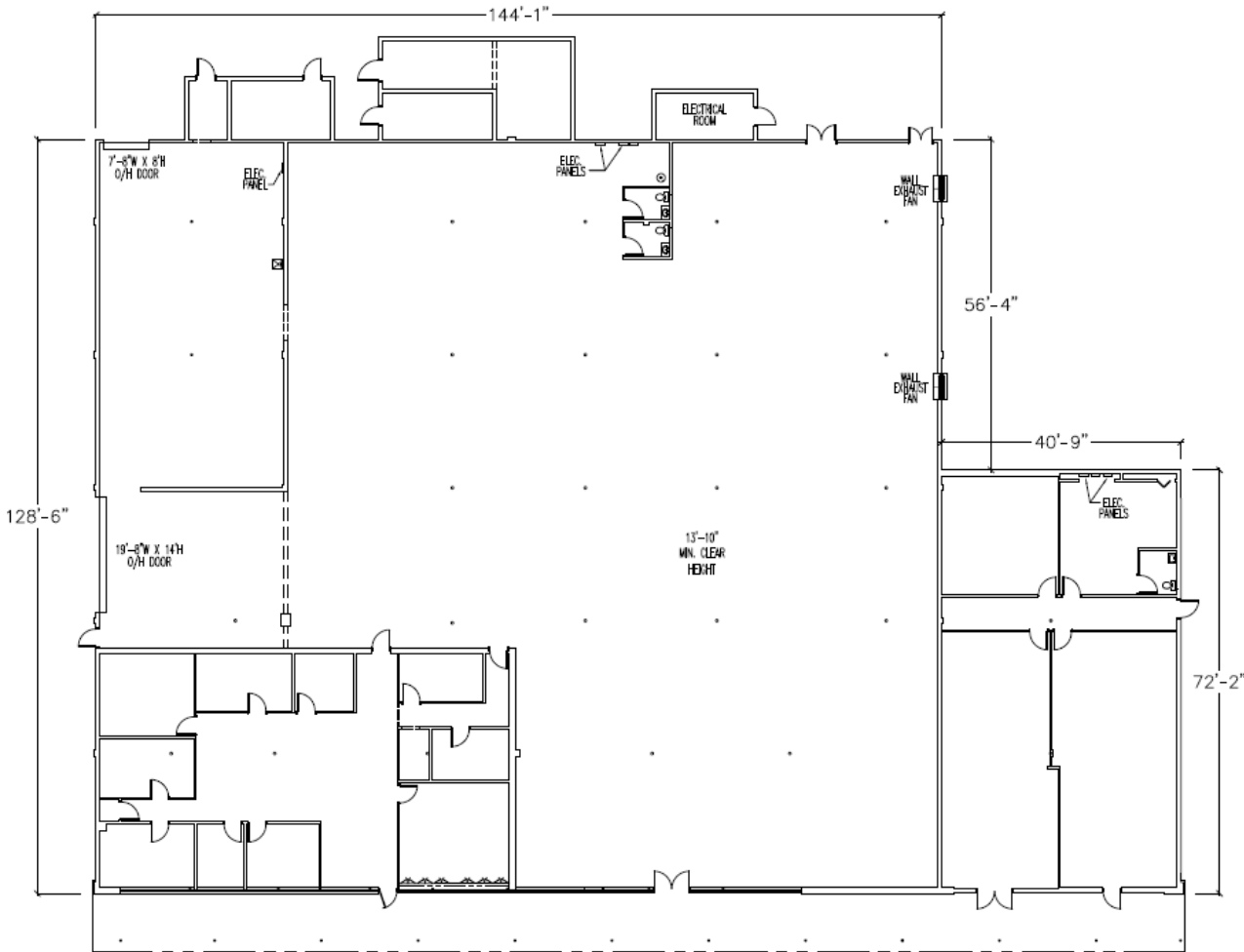


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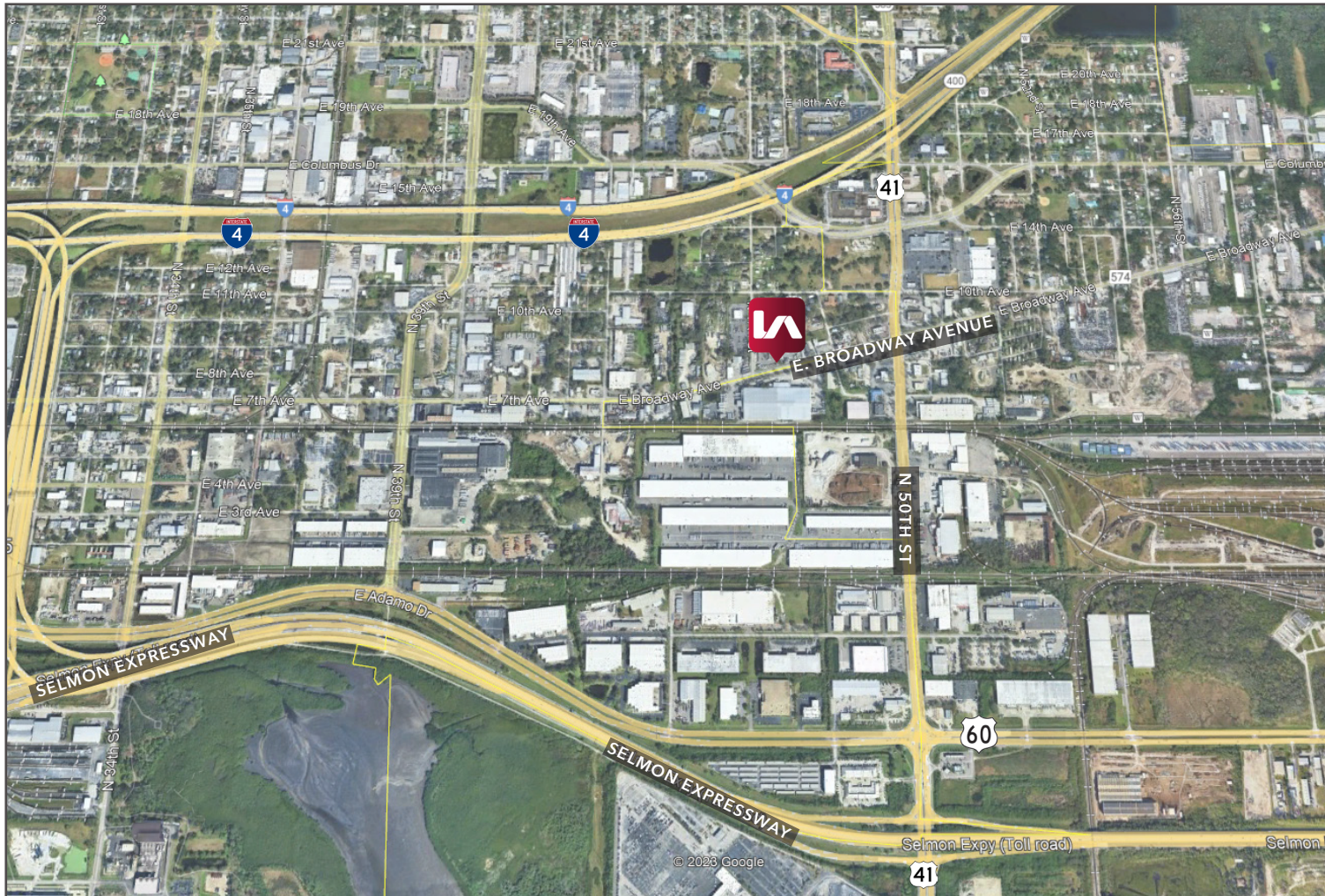
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